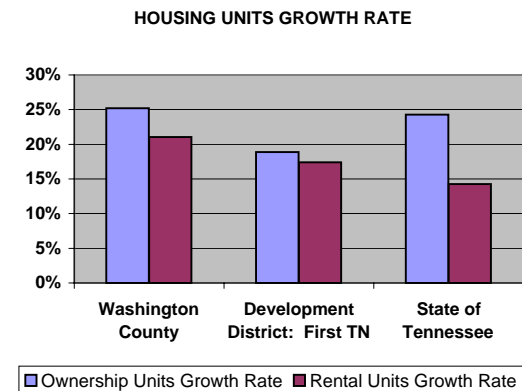
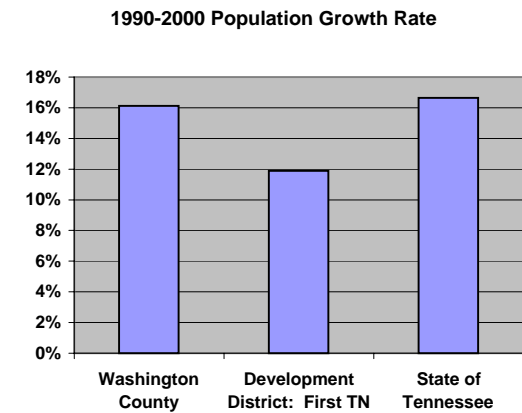


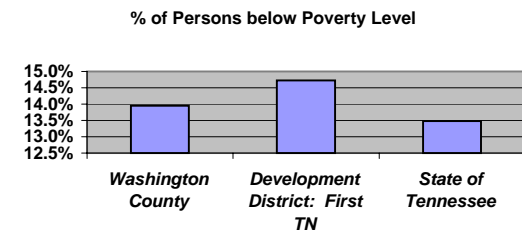
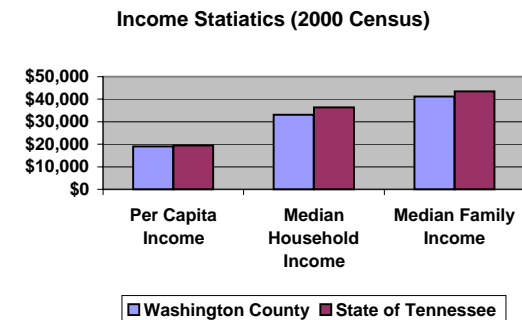
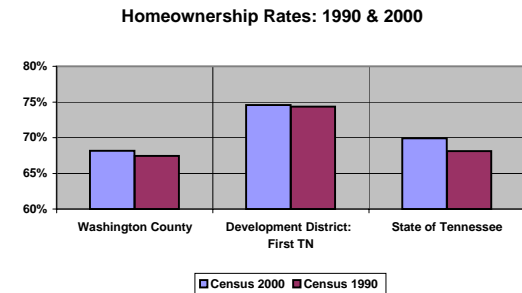
Population and Housing Market Profiles: Washington County

	Washington County	Development District: First TN	State of Tennessee
POPULATION			
<i>Census 2000 Population</i>	107,198	475,412	5,689,283
<i>1990-2000 Population Growth Rate</i>	16.1%	11.9%	16.7%
MINORITY POPULATION			
African American population			
<i>Census 2000</i>	4,489	11,164	953,349
<i>1990-2000 Growth Rate</i>	37.1%	32.2%	22.5%
Asian & Pacific Islander population			
<i>Census 2000</i>	990	2,599	73,505
<i>1990-2000 Growth Rate</i>	161.9%	123.1%	130.9%
Hispanic population			
<i>Census 2000</i>	1,482	4,651	123,838
<i>1990-2000 Growth Rate</i>	214.6%	182.9%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
<i>Census 2000</i>	30,130	146,237	1,561,363
<i>Ownership Units Growth Rate</i>	25.2%	18.9%	24.3%
<i>Owner Market Vacancy rates</i>	2.2	1 to 2.4	2.0
Rental Units			
<i>Census 2000</i>	14,065	49,804	671,542
<i>Rental Units Growth Rate</i>	21.0%	17.4%	14.3%
<i>Renter Market Vacancy rates</i>	8.9	5.2 to 11.7	8.8
AGE OF HOUSING STOCK			
<i>Percent of units built before 1960</i>	27.1%	30.8%	25.4%
<i>Percent of units built after 1990</i>	23.7%	21.1%	23.5%



Population and Housing Market Profiles: Washington County

	Washington County	Development District: First TN	State of Tennessee
HOMEOWNERSHIP RATES			
<i>Census 2000</i>	68.2%	74.6%	69.9%
<i>Census 1990</i>	67.4%	74.4%	68.1%
MINORITY HOMEOWNERSHIP RATES			
African American			
<i>Census 2000</i>	40.1%	47.0%	50.5%
<i>Census 1990</i>	41.8%	49.1%	47.3%
Asian & Pacific Islander			
<i>Census 2000</i>	53.6%	56.5%	50.3%
<i>Census 1990</i>	30.4%	47.6%	45.1%
Hispanic			
<i>Census 2000</i>	35.4%	46.3%	35.8%
<i>Census 1990</i>	51.4%	58.5%	48.6%
1999 Income (2000 Census)			
<i>Per Capita Income</i>	\$19,085	\$11,986 to \$19,202	\$19,393
<i>Median Household Income</i>	\$33,116	\$19,760 to \$33,529	\$36,360
<i>Median Family Income</i>	\$41,162	\$25,372 to \$41,162	\$43,517
Income Growth during the 1990s			
<i>Per Capita Income</i>	60%	N/A	58%
<i>Median Household Income</i>	40%	N/A	47%
<i>Median Family Income</i>	39%	N/A	47%
Poverty Status in 2000			
<i>Persons below Poverty Level</i>	14,388	68,189	746,789
<i>Families below Poverty Level</i>	3,013	15,424	160,717
<i>% of Persons below Poverty Level</i>	13.9%	14.7%	13.5%



Population and Housing Market Profiles: Washington County

	Washington County	Development District: First TN	State of Tennessee
Home Values & Owner Cost Burden			
<i>2000 median home value</i>	\$96,700	\$53,900 to \$96,700	\$93,000
<i>1990-2000 increase in home value</i>	70.2%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	19.4%	17.6%	19.9%
<i>Owner-cost Over 35 percent of income</i>	14.2%	12.8%	14.5%
Gross Rent & Rent Burden			
<i>2000 median Gross Rent</i>	\$446	\$206 to \$446	\$505
<i>1990-2000 increase in Gross Rent</i>	42.5%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	39.9%	36.6%	37.9%
<i>Gross Rent Over 35 percent of income</i>	32.8%	29.3%	30.2%
Units with Other Housing Problems			
<i>Lacking complete plumbing facilities</i>	232	1,759	14,340
<i>Lacking complete kitchen facilities</i>	319	1,243	13,324
<i>Over crowding (over 1 person per room)</i>	649	2,708	61,191
House Heating Fuel Used in 2000			
<i>Electricity</i>	70.9%	69.6%	52.1%
<i>Utility Gas</i>	17.7%	13.8%	36.0%
<i>Bottled or LP Gas</i>	4.0%	5.0%	7.2%
Recent Movers (2000 Census)			
<i>Moved into the unit in 1999 or later</i>	21.5%	17.2%	20.7%
<i>Moved into the unit in 1995 or later</i>	48.8%	43.1%	49.6%
<i>Moved into the unit in 1990 or later</i>	64.6%	59.0%	65.7%
Mobile Home Units (2000 Census)			
	6,011	37,147	268,876

